

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

4510 Lininger Lane, Dickinson, TX 77539

1. Why did you decide to buy this home for yourself?

I was deployed to Afghanistan and we decided to build our own home on property which my wife's family has owned since 1961, allowing use to get out of an apartment.

2. What do you think are the best features of your home?

The natural environment, wildlife...birds in particular, the quiet, privacy, and seclusion. Most of the nearby neighbors are really nice and helpful. Small-town living within 30-min of the Houston/Galveston metropolitan areas. High ceilings and expansive windows which provide controlled access to the outdoors. The house has amazing flow with ample space for entertaining, with space for grilling on the deck and a bricked firepit in the yard.

3. Tell me what you like best about your neighborhood?

Very quiet and secluded. Minimal traffic! You may have to give the pizza-delivery person directions.

4. What are your favorite places for recreation, shopping and eating nearby?

Easy access to watersports in the Gulf of Mexico and Clearlake. Many recreational options, including watersports, Galveston festivals, golf, movies, San Leon restaurants like Topwater Grill, Top Golf, Wolf Lodge and Galveston Bay Brewery.

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	\$300-400 / mo	\$80-100 / mo
Average Gas Bill	\$35 / mo	\$35 / mo
Average Water Bill	\$76 / mo	\$76 / mo

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	10 yrs	3 yrs
Furnace	10 yrs	
Water Heater	10 yrs	
Dishwasher	3 yrs	
Garbage Disposal	10 yrs	
Pool	N/A	
Pool Pumps	N/A	

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
Freshly painted	2025
All new lights and ceiling fans	2025
New sinks and bathroom appliances and fixtures	2025
New countertops in kitchen and bathrooms	2025
All mirrors	2025
Floors downstairs	2022
Floors upstairs	2025
Back deck replaced	2025

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below:

N/A
